



RESIDENTIAL COMMUNITIES INITIATIVE (RCI)

RCI PROGRAM UPDATE AT ARMY DAY, PHMA PDS XVI

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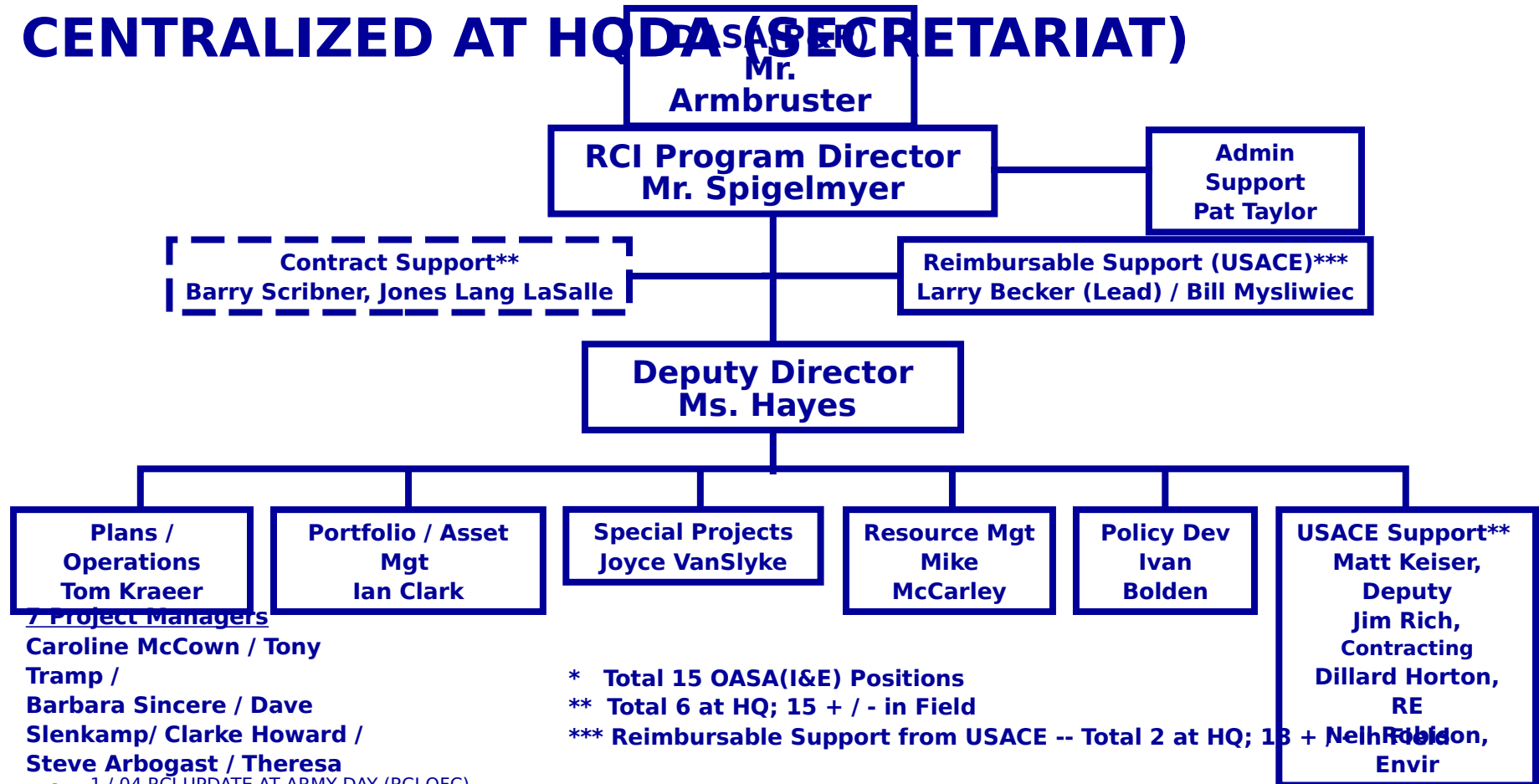


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RESIDENTIAL COMMUNITIES INITIATIVES (RCI)* CENTRALIZED AT HQDA (SECRETARIAT)



* Total 15 OASA(I&E) Positions

** Total 6 at HQ; 15 + / - in Field

*** Reimbursable Support from USACE -- Total 2 at HQ; 13 + / - in Field



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RCI PROGRAM SUCCESSES -- 1999-2003

- **Privatized 35,000 units; 39,000 more in queue; others under review**
- **Streamlined Army's privatization structures / processes**
 - **Acquisition / RFQ / Source Selection Advisory Committee**
 - **Community Development and Management Plan flexibility**
 - **Centralization at Army Secretariat -- kept leadership focus on program**
- **Established, staffed and trained the HQ RCI Program Office**
- **Developed and implemented:**
 - **Portfolio / Asset Management Program**
 - **Small / disadvantaged business program**
 - **Minimum construction standards**
 - **Programmatic Agreement for Capehart and Wherry housing**
 - **Standard documents for all RCI phases**
 - **Annual Lessons Learned Seminars**



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CURRENT PLAN -- 26 PROJECTS -- A RECAP

73,731 Family Housing Units
End State -- >80% of U.S.
Inventory

9 Projects Transferred (34,669 Houses)

- Fort Carson, CO - 1999
- Fort Hood, TX - 2001
- Fort Lewis, WA - 2002
- Fort Meade, MD - 2002
- Fort Bragg, NC - 2003
- Pres of Monterey-Naval PS, CA - Oct 2003
- Fort Stewart-Hunter AAF, GA - Nov 2003
- Fort Campbell, KY
- Fort Belvoir, IL

2003 Solicitations (4,509 Houses)

- Fort Sam Houston, TX
- Fort Monmouth / Picatinny Arsenal, NJ-Carlisle Barracks, PA
- Fort Bliss, TX

8 Projects Awarded -- Transfer Date (22,944 Houses)

- Fort Irwin-Moffett Fed AF-Cp Parks, CA - Feb 2004
- Forts Eustis-Story, VA - Apr 2004
- Fort Hamilton, NY - May 2004
- Fort Polk, LA - Jun 2004
- Walter Reed AMC, DC / Fort Detrick, MD - Aug 2004
- Fort Shafter / Schofield Barracks, HI - Oct 2004
- Fort Leonard Wood, MO - Jan 2005
- Fort Drum, NY - Mar 2005

- Fort Benning, GA
- Fort Knox, KY
- Fort Rucker, AL
- Fort Leavenworth, KS
- Fort Gordon, GA
- Redstone Arsenal, AL

1st 17 Projects: \$380M Govt Investment → \$7B in Private Initial Development



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LESSONS LEARNED / CHALLENGES ALMOST ALL FOUND AT EVERY SITE

- **Budget Authority Cap**
- **Timeline Delays**
- **Footprint Decisions**
- **Environmental**
- **Requirements Determination**
- **Training**
- **Historic Properties**
- **Taxation**
- **Getting Ready for RCI**
- **CBO / OMB Concerns**
- **SADBU Participation**
- **Schools**
- **Standards**
- **Utilities Policy Implementation**
- **Residual Staffing**
- **Balancing the Portfolio**
- **Connected Homes**
- **Utility Privatization Impacts**
- **Resident Insurance**
- **Energy Savings Performance Contract**



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DID YOU KNOW ?

- **Most AFH policies / procedures do not apply to RCI, including:**
 - **AR 210-50, Army Housing Management**
 - **GFOQ plans and reports**
 - **But, some AFH and others do apply**
 - **Installation Status Report -- RCI has its own condition standards**
 - **IFS-M (between project / DPW to post changes to installation records)**
 - **Housing Market Analyses (HMAs) -- accuracy required by all**
 - **RCI GFOQ that receive AFHO / OMA support**
 - **BAH survey data -- to support project / HMAs**
 - **Pest Management Control policies / procedures**
- 1 / 04 RCI UPDATE AT ARMY DAY (RCI OFC)
- **All of the other requirements placed by the installation on**



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HAVE YOU SEEN / HEARD?

- **RCI Program will eventually include close to 100% of Army Family Housing in the U.S.**
- **Portfolio / Asset Management (PAM) program reporting requirements and procedures**
- **Recent RCI policies follow:**
 - **Update to Construction Standards**
 - **CDMP issues**
 - **RCI footprints**
 - **Utility policy update**
 - **GFOQ responsibilities / funding / services**
 - **Pest Control in RCI housing**



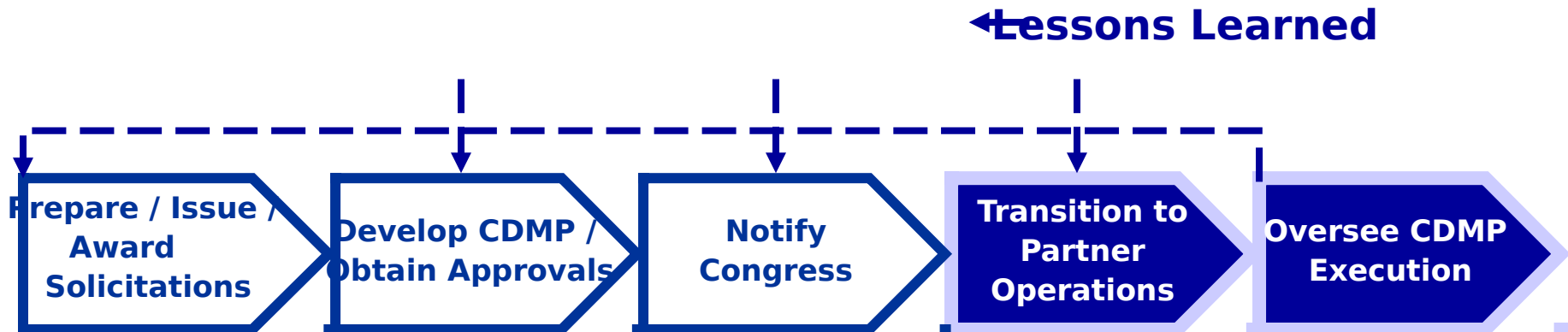
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THE FUTURE

SHIFT MAJOR FOCUS TO PORTFOLIO / ASSET MGT (PAM)



***PAM starts from the beginning of the process and continues for 50+ years
and influences other phases of the process (e.g., lessons learned)***



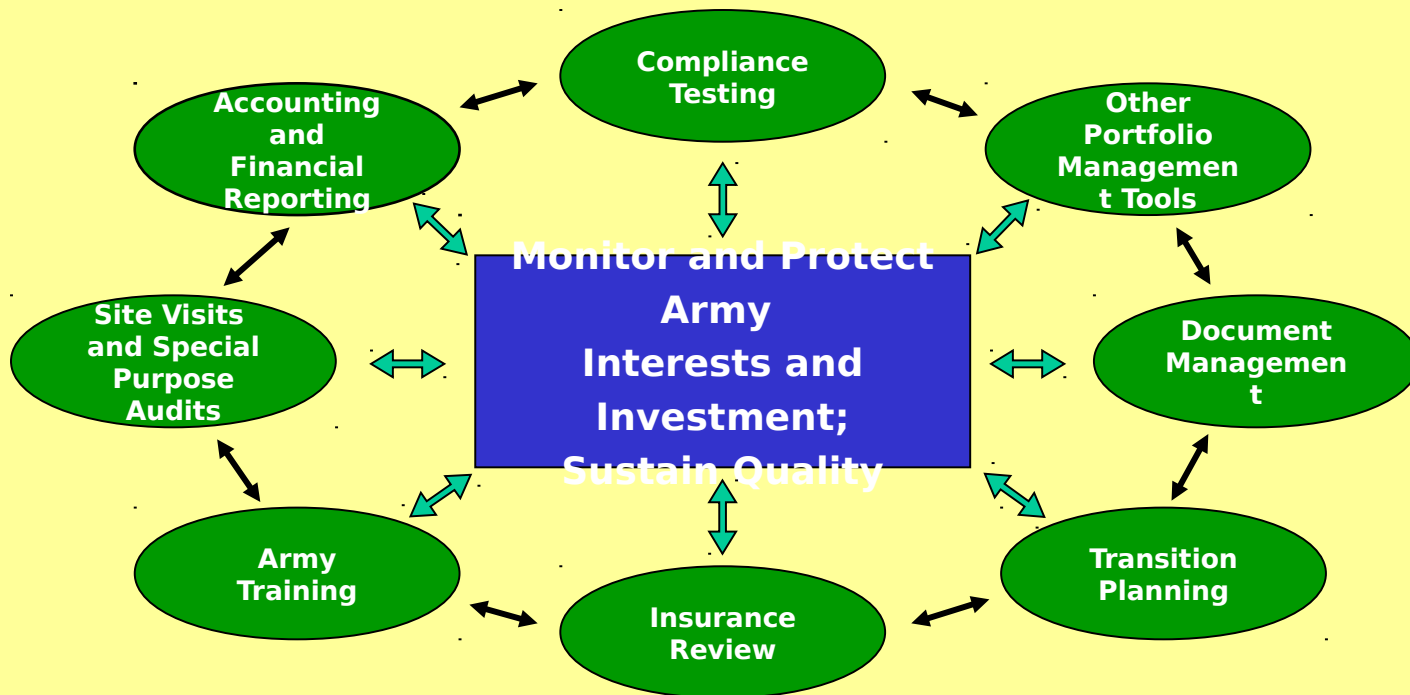
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THE FUTURE -- PAM GOAL AND COMPONENTS

GOAL: To proactively and systematically mitigate risks and protect RCI assets to sustain RCI Program success





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THE FUTURE

FAMILY HOUSING RCI PROJECTS

- **Additional projects under consideration**

UNACCOMPANIED PERSONNEL HOUSING (UPH) RCI

- **200 Officer / Sr Enlisted UPH Qtrs included in Fort Irwin RCI project**
- **Presidio of Monterey and Fort Lewis barracks Due Diligence for >10,000 UPH accommodations completed**
- **Army considering Barracks Privatization program; issues follow:**
 - **Policy clarifications (e.g., assignment policies and subsequent scoring)**
 - **Cost to BAH account not programmed**

LODGING

- **Privatization of Army Lodging (PAL) Program Office established at HQ**
- **Looking at privatizing all lodging in the U.S.**



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Questions? / Comments?



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OUR MILITARY

PROTECTING THE AMERICAN DREAM

RCI ALLOWS THE MILITARY FAMILY TO LIVE THAT DREAM



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